

Planning Community Council Training Q & A



This document details the questions which were asked in the Community Council Planning Training session held on 29 January and 6 February 2024 and provides answers with relevant links to further information. At the end of the document is a Useful Links list.

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Questions and Answers

Q. There were a few issues raised around the weekly list not being received and a query on there no longer being links within the list to go direct to the application details.

A. We have recently transitioned to new software to issue the weekly list and there were a few issues which we hope to have resolved, due to limitations of this new software we are unable to put the link into the new list, however, the link is available on the online version of the weekly list which is accessible from the URL below. If there are any issues relating to not receiving the list, please email development.central@fife.gov.uk. If you would like an email address added to the circulation list, please email development central.

Online weekly list: [Weekly Update of Applications](#)

Q. What was the trigger web site called again. List of? – This question was in relation the Committee Triggers part of the Planning Applications presentation.

A. The List of Officer Powers can be found on the [Governance Documentation | Fife Council](#) webpage of Fife Council along with many other useful documents.
Direct link to document: [List of Officer Powers \(fife.gov.uk\)](#)

Q. Local Development Plan covers all of Fife? Is the LDP(FIFEplan) online?

A. Yes – The LDP covers all of Fife and can be viewed here [Local development plan \(FIFEplan\) | Fife Council](#)

Q. What about permitted development on agricultural land or port areas?

A. Full details of permitted development rights are set out within the legislation here: [The Town and Country Planning \(General Permitted Development\) \(Scotland\) Order 1992 \(legislation.gov.uk\)](#). If you have any queries about permitted development rights please send these to development.central@fife.gov.uk

Q. We've had comments on our LPP consultation asking about the restrictions on Conservation area consents for green energy/insulation projects e.g. new windows, PV solar panels, insulation. Some residents think the Conservation Area limits what they can do to update their homes. Where do we find guidance?

A. Conservation Area Consent (CAC) is only required when demolishing a building within a Conservation Area (CA), works to a building such as new windows and solar panels etc. would require Planning permission and potentially Listed Building(LB) Consent.

In some cases where a property is not within a CA and is not a LB this type of work if it meets the criteria of the PD Regs can be carried out without consent, the PD regs normally restrict this when it is within a CA or is a LB. The Scottish government is currently reviewing the Permitted Development Rights and Phase 3 of this review focuses on renewable energy equipment, replacement windows and so on. More information can be found at the following URL's:

1. [Scottish Government Phase 3 PDR Review](#)
2. [Planning guidance | Fife Council](#)
3. [Conservation areas | Fife Council](#)

Q. What is DPEA?

A. DPEA is the planning and environment appeals division of the Scottish Government [Scottish Government - Planning and Environmental Appeals Division \(DPEA\) \(scotland.gov.uk\)](#)

Q. Various points were raised around the preparation of Local Place Plans

A. There is some information on preparing Local Place Plans on the website: [Local place plans | Fife Council](#)

Q. Funds for communities to protect coasts

A. We are not aware of any funds available to communities/others for coastal resilience. The following links may be of interest.

[Shoreline Management Plan](#)
[Learning to adapt to coastal change - gov.scot \(www.gov.scot\)](#)
[Fife Coast and Countryside Trust](#)

Q. Various questions raised around Community Development Officers

A. We have reached out to Community Managers who have confirmed that funding for the above has not been through Fife Council and we suspect that this is funding provided by the Scottish Government, unfortunately we have no further information available.

Q. All major applications the CC are consulted automatically, would a railway line be considered a major application?

A. A railway line is a major application where the length of railway exceeds 8 kilometres.

Q. For a major application i.e. a railway line with active travel should all the CC's which the line passes through be consulted?

A. If a major application crosses multiple community council boundaries all community councils that cover the area of the application will be consulted.

Q. If a CC has not been consulted in a major application that passes through its boundary who should the CC contact?

A. Please contact development.central@fife.gov.uk and we will investigate.

Q. How do you find out when a predetermination meeting is going to take place?

A. A person or group who have submitted representations will be notified in advance of a pre-determination hearing.

[Pre-Determination Hearings \(fife.gov.uk\)](https://www.fife.gov.uk/pre-determination-hearings)

Q. If a green network path is marked on the LDP should it be safe from closure?

A. FIFEplan Policy 13 Natural Environment and Access supports developments where they protect or enhance natural heritage and access assets including green networks and green spaces. This will form part of the assessment of planning applications. Further to this, it could partly depend on the status of the path e.g. is it a core path, a defined right of way etc. However, generally, we would look to protect paths. It might be that paths may be diverted if a development is planned and goes through the middle of a proposed development site and we take advice from Fife Council's Access Officer when it comes to development which may affect a right of way, core path etc.

Q. if the gate checking is in April 2024 and LPPs are only due to finish in June, how do these marry up?

A. The gate check looks at the evidence we are gathering for the preparation of the proposed plan. Local Place Plans will inform the new Local Development Plan and we will look at these after the gate check stage.

Note

If you have any other questions or are unsure and need assistance, please reach out to:

Queries relating to Planning Applications, Permitted Development, Enforcement – Submit a [Planning Contact Us form](#) or email into development.central@fife.gov.uk.

Queries relating to Local Development Plan, Local Place Plans, NPF4 – Email to fife.devplan@fife.gov.uk

Any enquiries relating to climate action can go directly to Chiara Fingland at Chiara.Fingland@fife.gov.uk

Useful Links

1. [Guide to Scottish Planning System - Scottish Government](#)
2. [Scheme Schedule 5 - Consultation on Planning \(fife.gov.uk\)](#)
3. [Local place plans | Fife Council](#)
4. [View Track and Comment Online Webpage](#)
5. [Commenting on an Application - Guidance](#)
6. [Accessing Planning Information Online](#)
7. [Neighbour Notification Webpage](#)
8. [Development Plan Webpage](#)
9. [Fife Council Climate Emergency Webpage](#)
10. [Climate Action Fife](#)